

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N #2002-1D-524-P

29 November 2002

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.
c/o KEVIN M. POPSON
3003 DUNES WEST BLVD.
MT. PLEASANT, SC 29464

for a permit to construct a boat launching facility in

WAGNER CREEK

located off of Ayers Plantation Way at Dunes West Subdivision, Mt. Pleasant, Charleston County, South Carolina.

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 30 December 2002

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a boat ramp facility in the Wagner Creek, to include a boat ramp and staging dock. The bank will be graded to provide a suitable slope for the installation of a concrete boat launching ramp, 20' wide by 65' in length. Stone rip rap will be placed at the end of the boat ramp and 40' long retaining walls will be installed on each side of the ramp at the shoreward end to prevent erosion. The L-shaped staging dock will consist of a fixed 6' x 25' walkway leading to an 8' x 15' fixed covered pier head, thence connected by a 4' x 20' gangway, leading to a 10' x 90' floating dock on the downstream side of the boat ramp. Approximately 0.02 acres of intertidal wetlands will be impacted by the proposed work. The purpose of this work is to provide access to area waterways for the residents and guests of the Dunes West community.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
Post Office Box 919
Charleston, South Carolina 29402-0919.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.02 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical or historical data may be lost or destroyed by the work to be accomplished under the requested permit.


Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

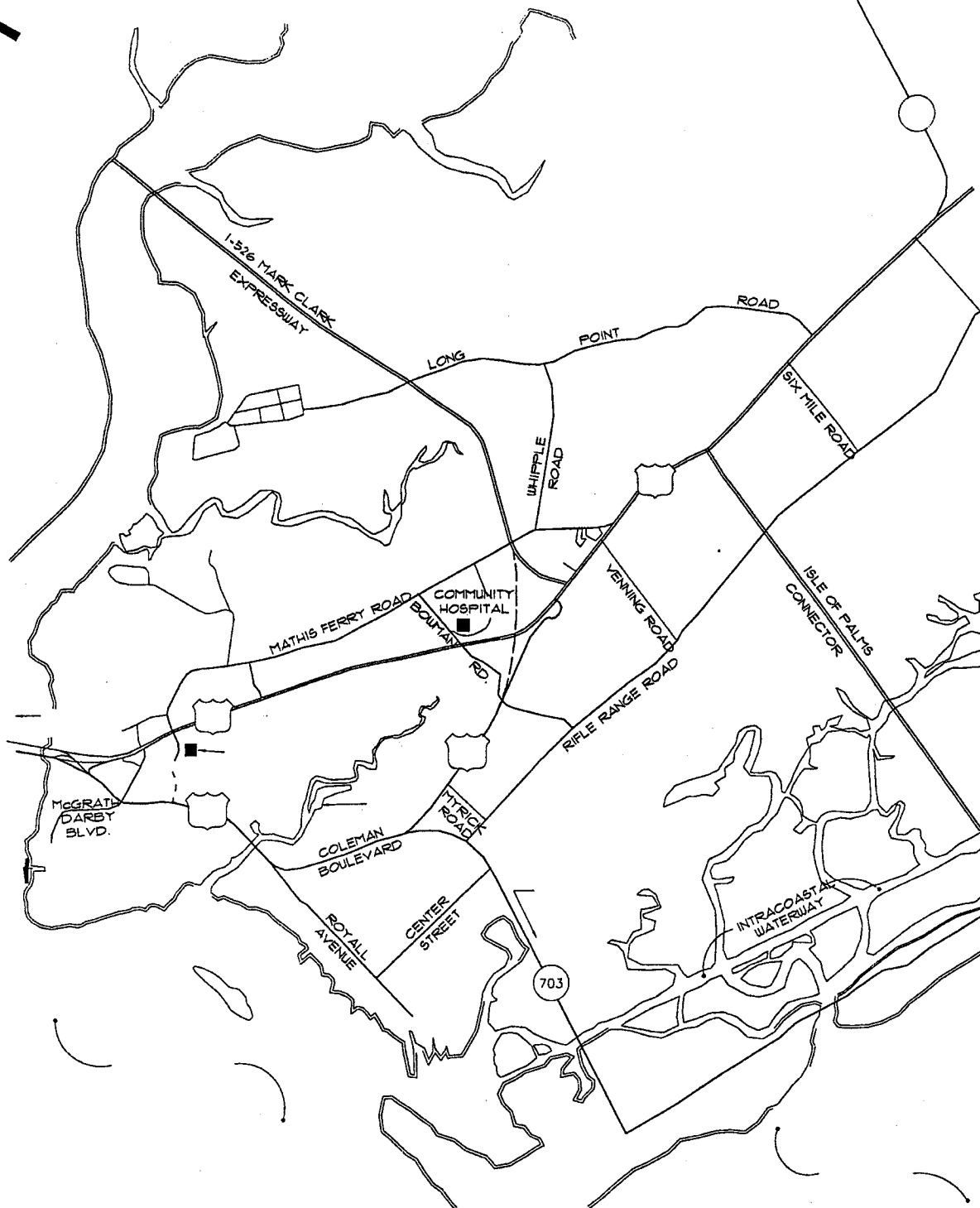
29 November 2002

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.


for S. Dean Herndon
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



LOCATION MAP - NOT TO SCALE

PURPOSE: COMMUNITY
RECREATION

DATUM: MSL, 1929 NGVD

SCALE: NOT TO SCALE

DUNES WEST
COMMUNITY BOAT RAMP AND DOCK
MAP TO
PROJECT LOCATION

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

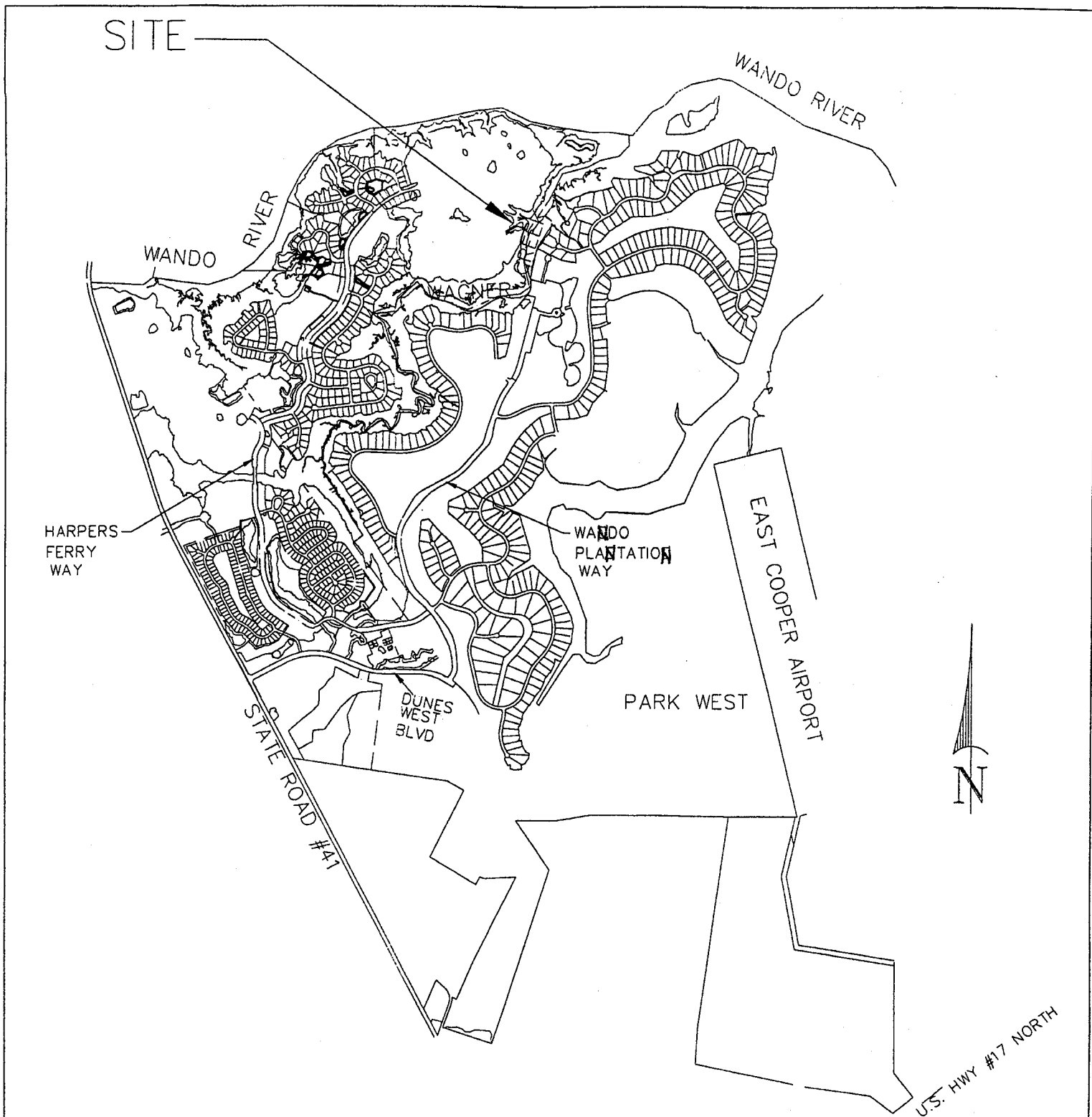
PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 1 OF 10 DATE: 10/09/02

PN #2002-1D-524



LOCATION MAP - NOT TO SCALE

PURPOSE: COMMUNITY
RECREATION

DATUM: MSL, 1929 NGVD

SCALE: NOT TO SCALE

DUNES WEST
COMMUNITY BOAT RAMP AND DOCK
PROJECT LOCATION
WITHIN DUNES WEST

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

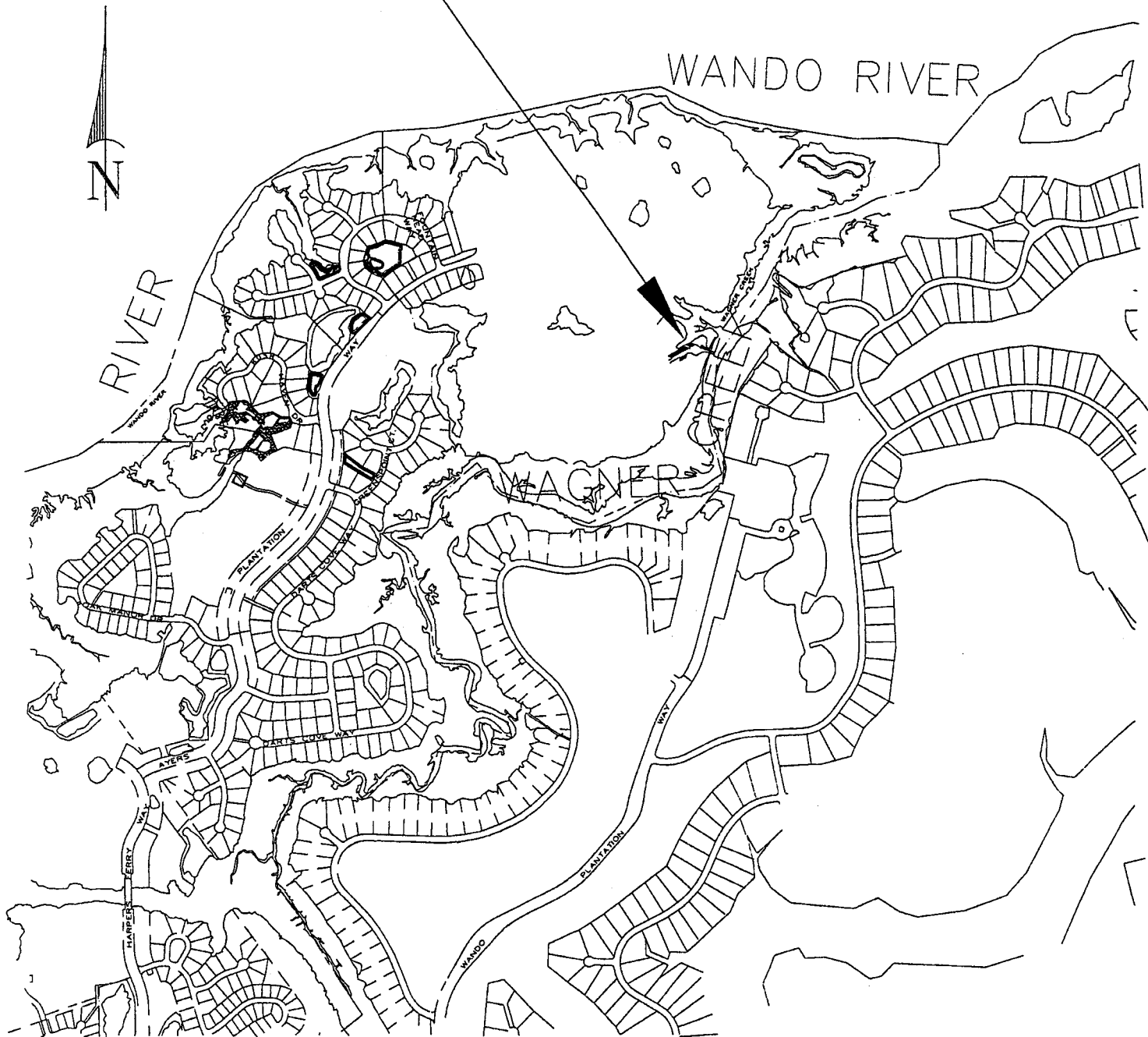
IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 2 OF 10 DATE: 10/09/02

PN# 2002-1D-524

SITE



LOCATION MAP -- NOT TO SCALE

PURPOSE: COMMUNITY
RECREATION

DATUM: MSL, 1929 NGVD

SCALE: NOT TO SCALE

DUNES WEST COMMUNITY BOAT RAMP AND DOCK PROJECT LOCATION WITHIN DUNES WEST

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

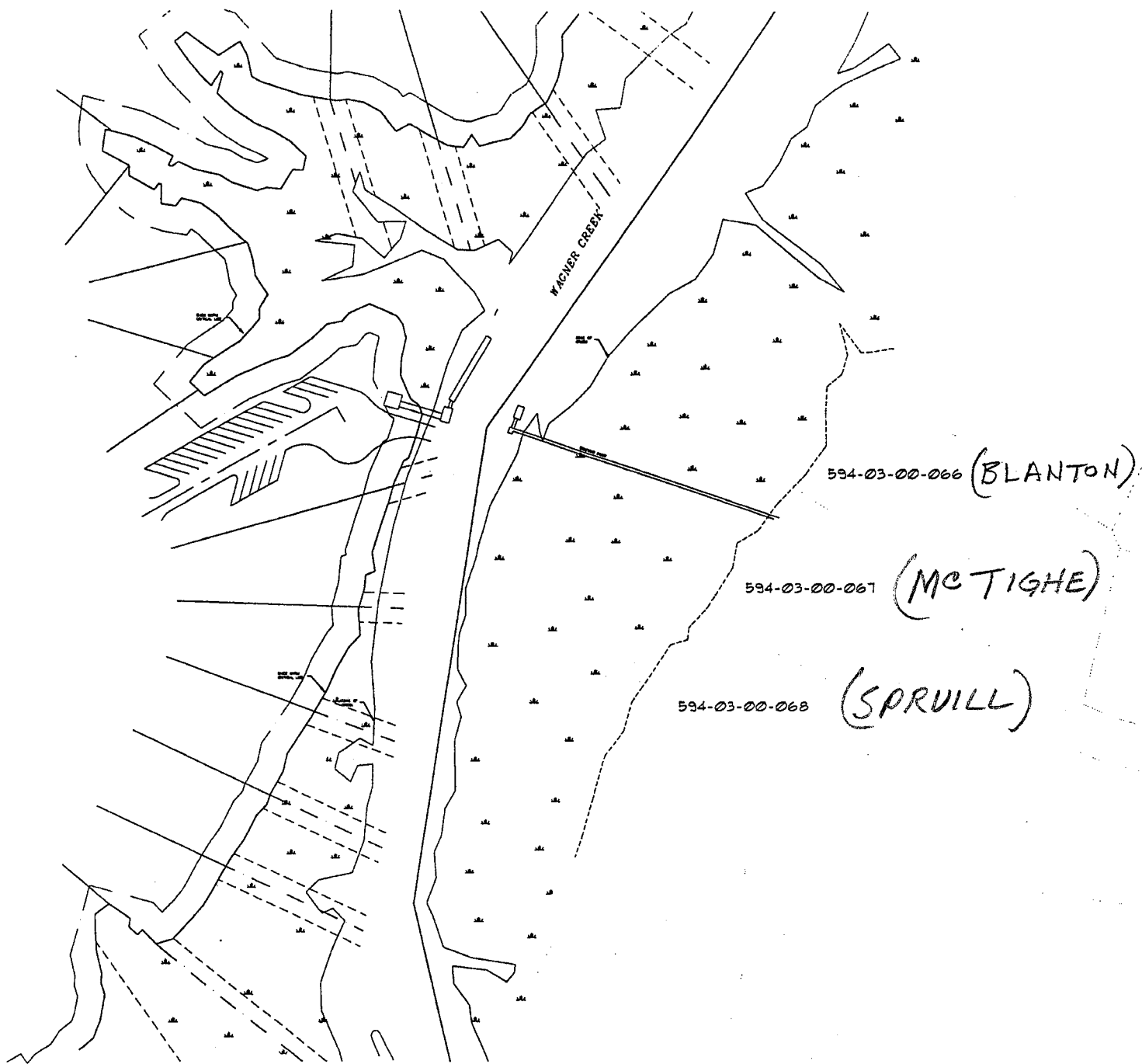
PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 2A OF 10 DATE: 10/09/02

PN#2002-1D-524



PURPOSE: COMMUNITY
RECREATION
DATUM: MSL, 1929 NGVD

SCALE: 1" = 200'

DUNES WEST COMMUNITY BOAT RAMP AND DOCK PLAN VIEW

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

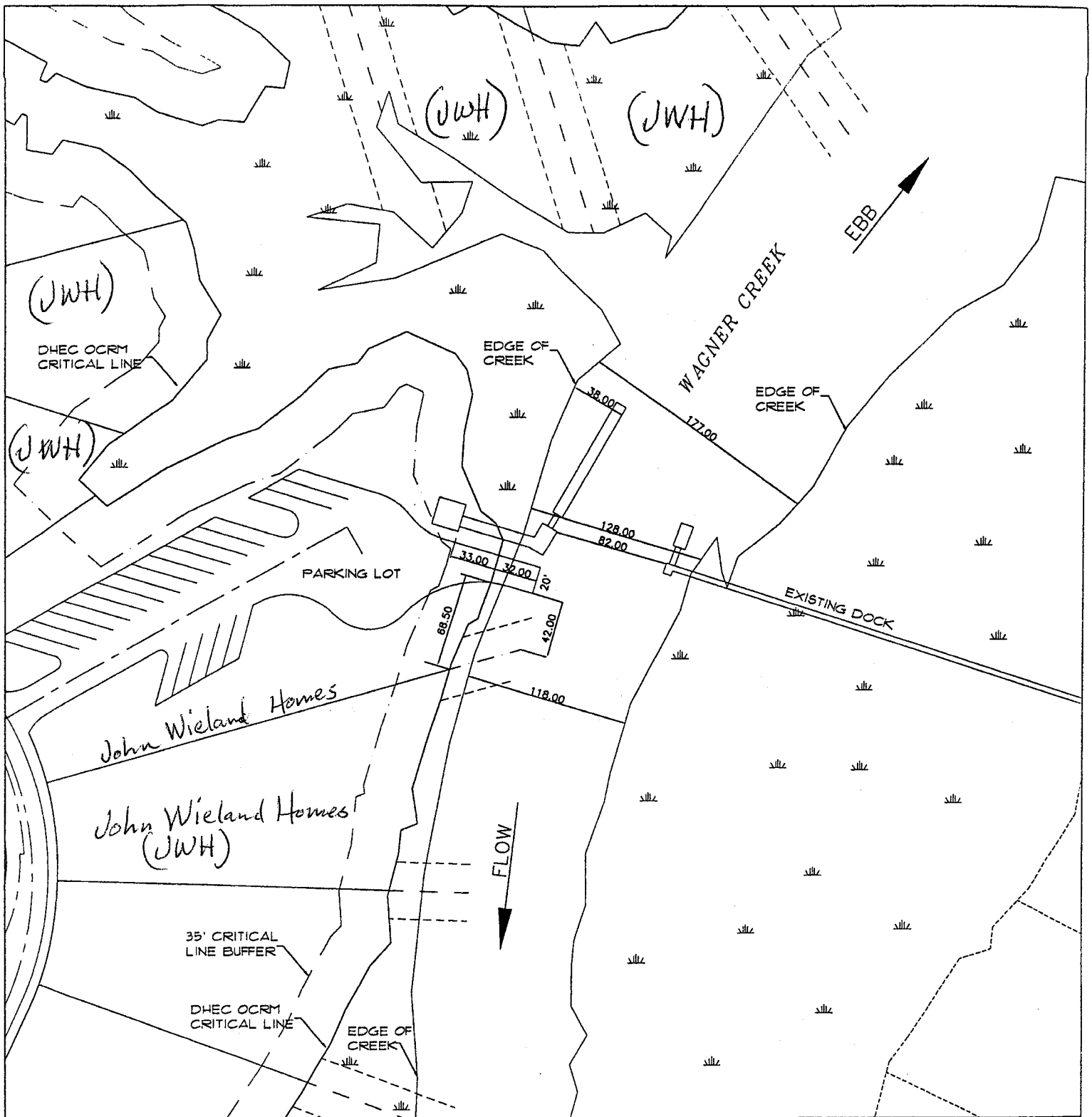
PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 3A OF 10 DATE: 10/09/02

PN# 2002-1D-524



PURPOSE: COMMUNITY
RECREATION

DATUM: MSL, 1929 NGVD

SCALE: 1" = 100'

DUNES WEST COMMUNITY BOAT RAMP AND DOCK PLAN VIEW

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

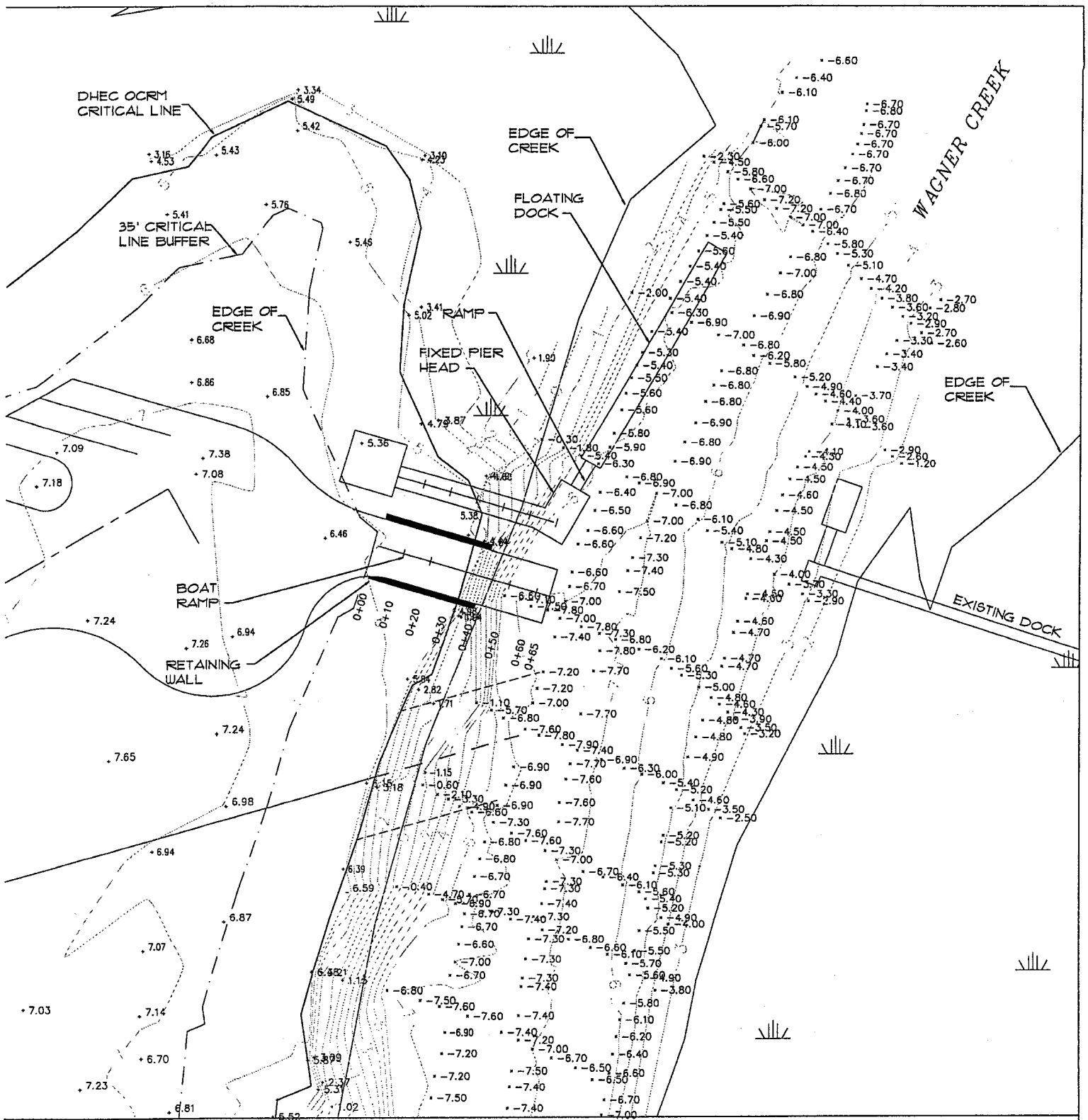
PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 4 OF 10 DATE: 10/09/02

PN # 2002-10-524



PURPOSE: COMMUNITY
RECREATION

DATUM: MSL, 1929 NGVD

SCALE: 1" = 50'

DUNES WEST COMMUNITY BOAT RAMP AND DOCK PLAN VIEW

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

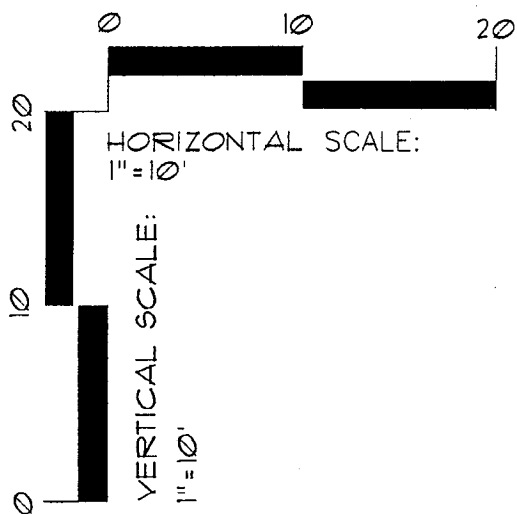
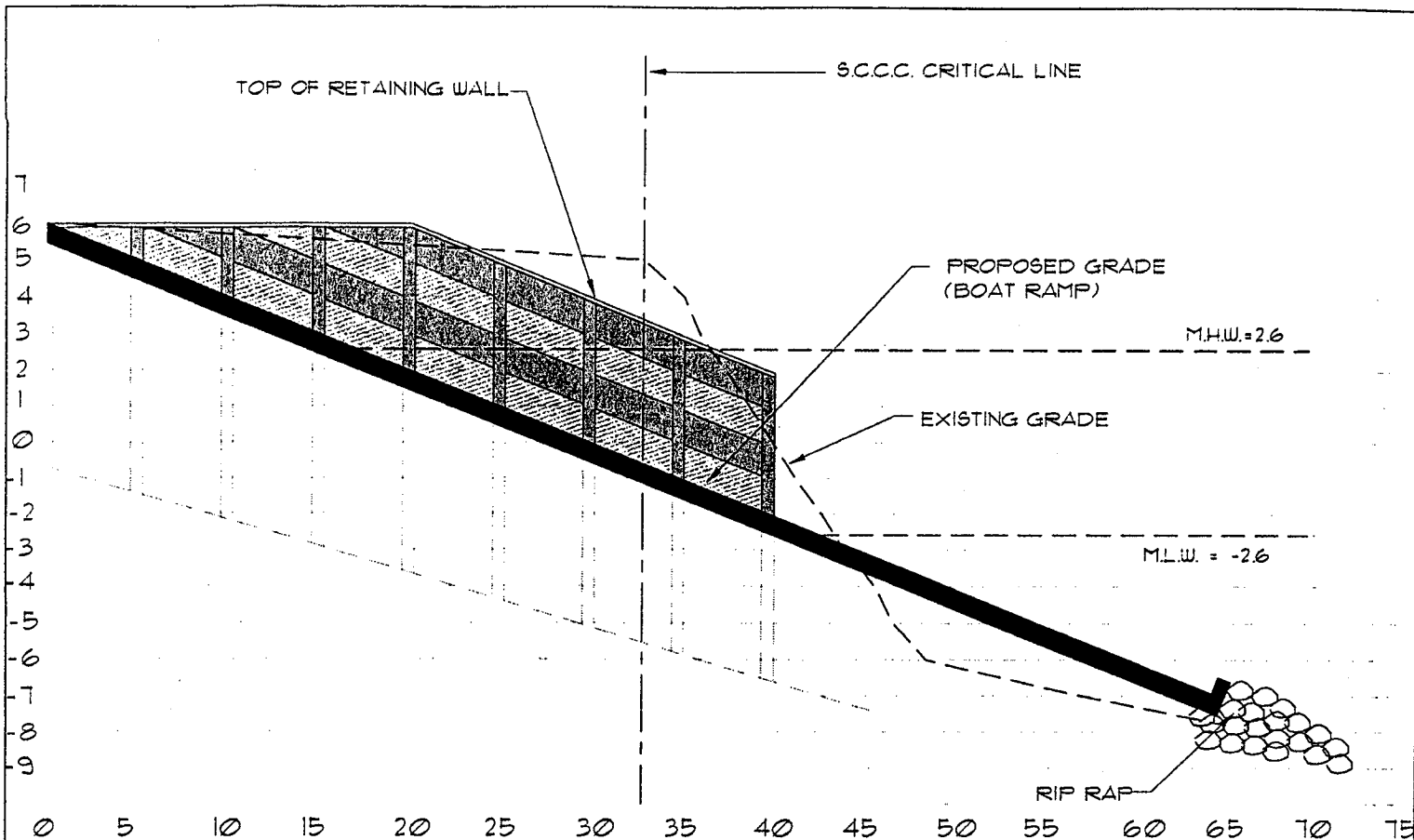
PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 5 OF 10 DATE: 10/09/02

PN#2002-1D-524



PURPOSE: COMMUNITY RECREATION

DATUM: MSL, 1929 NGVD

SCALE: AS NOTED ABOVE

DUNES WEST COMMUNITY BOAT RAMP AND DOCK PROFILE OF BOAT RAMP

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

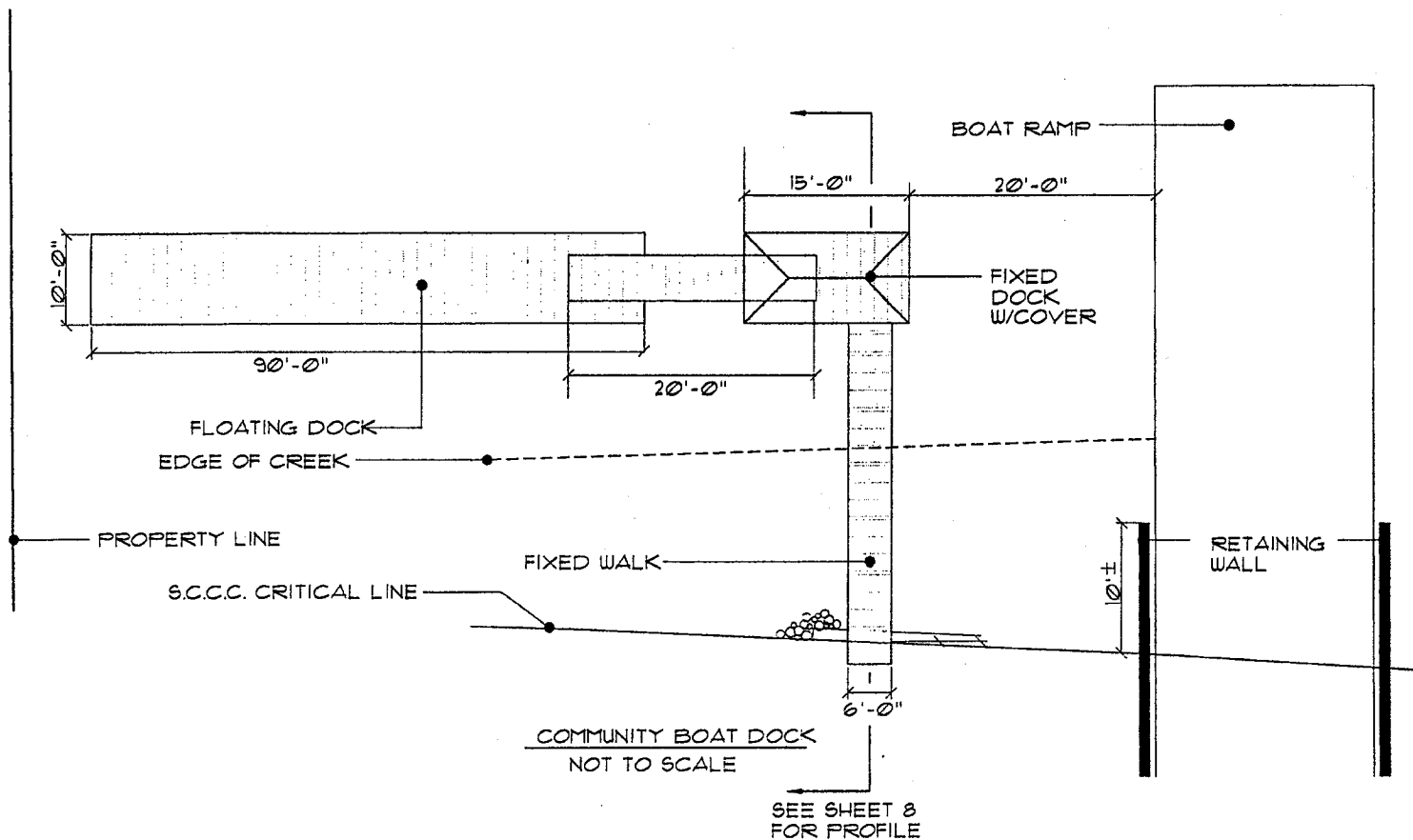
PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 6 OF 10 DATE: 10/09/02

PN# 2002-10-524



PURPOSE: COMMUNITY
RECREATION

DATUM: MSL, 1929 NGVD

SCALE: NOT TO SCALE

DUNES WEST

COMMUNITY BOAT RAMP AND DOCK DOCK DETAIL

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

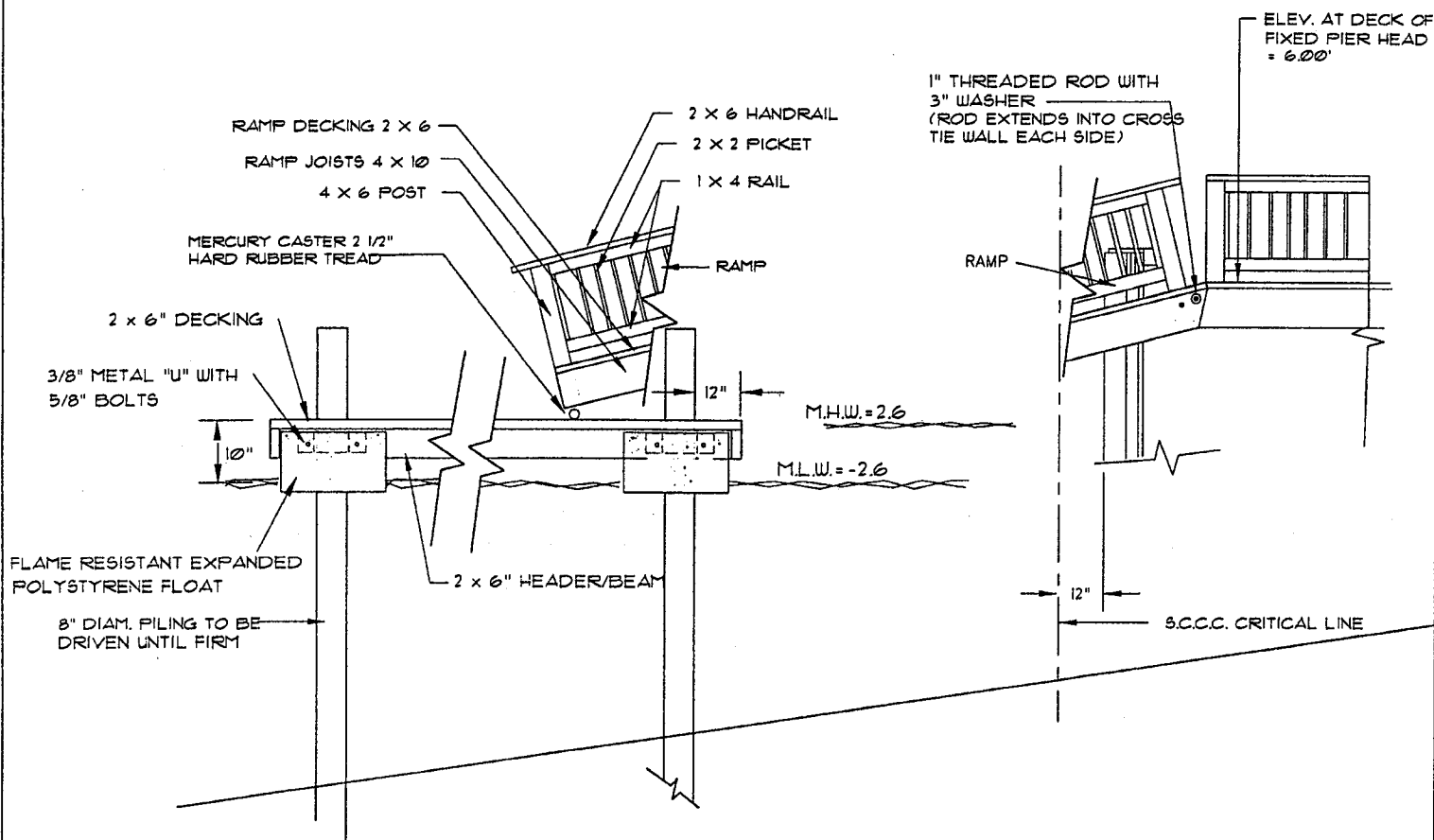
AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 7 OF 10 DATE: 10/09/02

PN#2002-ID-524

NOTE:
ALL HARDWARE AND FASTENERS
GALVANIZED
PILINGS PRESSURE TREATED FOR MARINE
USE. OTHER MEMBERS PRESSURE TREATED FOR
GROUND CONTACT USE.

NOTE:
PREFABRICATED ALUMINUM
RAMP MAY BE USED



PURPOSE: COMMUNITY
RECREATION
DATUM: MSL, 1929 NGVD

DUNES WEST COMMUNITY BOAT RAMP AND DOCK SECTION THROUGH RAMP AND FLOATING DOCK

APPLICANT:
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
3003 DUNES WEST BOULEVARD
MT. PLEASANT, S.C. 29466
CHARLESTON COUNTY, S.C.

SCALE: NOT TO SCALE

PROPOSED ACTIVITY:
COMMUNITY BOAT
RAMP & DOCK

IN: WAGNER CREEK

AT:
DUNES WEST
MOUNT PLEASANT,
CHARLESTON COUNTY, S.C.

SHEET 9 OF 10 DATE: 10/09/02

PN#2002-1D-524

6'-0"

2X8X12' CAP @ 45° ANGLE
SAND SMOOTH

EASE EDGE (1/4" ROUND)

NOTE: ATTACH RAIL TO
POST W/ WOOD SCREW

SAND TOP
RAIL SMOOTH

2X6 RAIL

4X6 RAILING POST
MITRE TOP 45°

DECKING
OVERHANGS
JOIST 1"

2X6X6' DECKING - FASTEN
W/ 16d RING-SHANK NAILS

3'-8"

10"

5"

BOTTOM OF
JOIST

3'-0"

2X8X14' JOISTS OVERLAPPED 24"

2X8X8" BEAM
THROUGH BOLT TO PILING

MEAN HIGH WATER

ROUND PILING DRIVEN
UNTIL FIRM
MIN. 8" DIAM. BUTT

NOTE: ROOF STRUCTURES AND
OVERHEAD LIGHTING ARE NOT
ALLOWED ON THIS MOORAGE.

PURPOSE: COMMUNITY RECREATION DATUM: MSL, 1929 NGVD SCALE: NOT TO SCALE	DUNES WEST COMMUNITY BOAT RAMP AND DOCK SECTION THROUGH WALK	PROPOSED ACTIVITY: COMMUNITY BOAT RAMP & DOCK
		IN: WAGNER CREEK
	APPLICANT: JOHN WIELAND HOMES & NEIGHBORHOODS, INC. 3003 DUNES WEST BOULEVARD MT. PLEASANT, S.C. 29466 CHARLESTON COUNTY, S.C.	AT: DUNES WEST MOUNT PLEASANT, CHARLESTON COUNTY, S.C.
		SHEET 10 OF 10 DATE: 10/09/02

PN# 2002-1D-524 12